

The Old House

Reigate, Surrey



The Old House High Trees Road Reigate, Surrey RH2 7EN

Set within mature, south facing gardens and occupying a slightly elevated position in one of the most sought after locations in the town, a locally Listed house of grandeur with origins dating back to the seventeenth century. In total approx. 0.73 acres.

Accommodation

Porticoed entrance porch, hall, drawing room, snug, dining room, study, kitchen/breakfast room, utility room, cloakroom, cellars

Principal bedroom suite – dressing room and en-suite bathroom, four further bedrooms, two bathrooms

Second floor – staff suite comprising bedroom with en-suite bathroom and sitting room, bonus room, storage room

Attached double garage, mature gardens, terrace, courtyard garden

In total approximately 0.73 acres (0.3 h)

Mileages *(Distances are approximate)*

Reigate Town Centre – 1.1 miles; Reigate Station (direct trains to London Victoria from 51 mins/London Bridge from 57 mins) – 1.5 miles; Redhill Station (London Victoria from 35 mins/London Bridge from 29 mins) – 1.5 miles; Gatwick Airport – 9 miles; Central London – 21 miles



Description

In a favoured position within the ever popular town of Reigate, a handsome detached residence of character with early origins dating back to the seventeenth century. With far reaching views from the upper floors, the house is locally Listed as being of architectural interest and has over time had various additions, in the process creating a substantial property. Having been a much loved family home, the house retains many original and period features such as a large inglenook fireplace and oak wall panelling, together with decorative ceiling beams, oak wall panelling, fireplaces of later periods and leaded light windows. Accommodation is arranged over three floors plus cellar storage and extends to in excess of five thousand square feet, offering a marvellous opportunity for a new owner to update and rearrange to suit. Reception areas are gracious and the five first floor bedrooms of good proportion. In particular the principal suite enjoys a triple aspect over the gardens and has views beyond with a dressing room and an en-suite bathroom. The second floor is arranged in two parts with one containing a potential staff suite of bedroom, sitting room and bathroom, whilst elsewhere there is a bonus room and large storage room.

Outside

The property is approached over a gravelled driveway leading to a parking and turning area in front of the house and garage. The gardens surround the house with fine mature trees and colourful shrubberies, terracing, level lawns and herbaceous borders together with a courtyard garden, extending to in total approximately 0.73 acres (0.3 hectares).



Situation

The Old House is set in a marvellous location just over a mile from central Reigate yet with the delightful woodland walks through Redhill Common only a few yards away. Reigate itself has a vibrant and thriving community with excellent shops, cafes, bars and restaurants as well as the open spaces and sports facilities of Priory Park. The area is particularly renowned for an excellent choice in schooling at both primary and secondary level in the state and primary sectors including Dunotter, Reigate Grammar, Micklefield, Reigate Parish and St Mary's Prep School.

Tenure – Freehold

Services – All Mains Services

Local Authority – Reigate and Banstead – Council Tax Band H

Directions

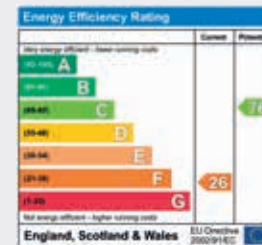
From the A217 at Reigate Station, proceed on to the one-way system keeping to the left and carrying on to the A25 (signed Redhill), straight over at the traffic lights and continuing on past Reigate Grammar School. Take the second right in to Ringley Park Road and carry on straight until the road becomes High Trees Road, whereupon the property will be found shortly afterwards on the right hand side.





High Trees Road

Approximate gross internal area. Main house = 5,209 sq ft / 483.9 sq m (Excluding void/courtyard),
Cellar = 310 sq ft / 28.8 sq m, Garage = 409 sq ft / 38 sq m, Outside W/C = 17 sq ft / 1.6 sq m.



The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department
0207 493 8222
primeandcountryhouse@hamptons-int.com

Reigate Sales
6-8 Church Street
Reigate
Surrey
RH2 0AN
01737 244422
reigate@hamptons-int.com

hamptons.co.uk

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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